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THE CORPORATION OF THE CITY OF BRANTFORD

Brant

January 30, 1995

FEB 8 1995

ADMINISTRATIVE &
PLANNING


Ms. Dorothy Duncan, Chair
The Ontario Heritage Foundation
10 Adelaide Street East
TORONTO, Ontario
M5C 1J3

Dear Ms. Duncan:

Re: Designation of 34 Palace Street and 36 Palace Street, Brantford

Please be advised that Bylaw No. 10-95 and Bylaw No. 11-95 (certified copies enclosed) of the City of Brantford, being bylaws to designate the properties at 34 Palace Street and 36 Palace Street, Brantford, Ontario, were adopted on January 23, 1995. Copies of these Bylaws, along with an agreement regarding the mounting of a heritage plaque, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

Yours truly,


W. COULSON
CITY CLERK



Encls.

cc: Matthew Reniers,
Senior Planner, Policy & Programs

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CITY CLERK'S
DEPARTMENT

CITY HALL • 100 WELLINGTON SQUARE • BRANTFORD • ONTARIO • N3T 2M3
TELEPHONE (519) 759-4150 FAX (519) 752-7862

W.A. COULSON,
A.M.C.T., C.M.C./A.A.E., F.C.I.S.
CITY CLERK

I certify that this is a true and correct copy of Bylaw No. 11-95 passed by the Council of The Corporation of the City of Brantford at its meeting held on JAN. 23 1995

W. J. Gaudin
CITY CLERK

BYLAW NO. 11-95

-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 34 Palace Street as having architectural and historical value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990, authorizes the Council of a municipality to enact bylaws to designate real property, including all of the buildings or structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 34 Palace Street;

AND WHEREAS no notice of objection to the said designation has been served upon the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:


1. **THAT** there is designated as being of architectural and historical value the real property known as 34 Palace Street in the City of Brantford, as described in Schedule 'B' attached hereto and forming part of this Bylaw;
2. **THAT** the City Solicitor is hereby authorized to cause a copy of the Bylaw to be registered against the property described in Schedule 'A' attached hereto in the proper land registry office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this Bylaw to be served on the registered owner of the aforesaid property and the Ontario Heritage Foundation, and to carry out the public notice as required by Section 29 (6)(b) of the Ontario Heritage Act;
4. **THAT** the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

READ A FIRST TIME JAN 23 1995

READ A SECOND TIME JAN 23 1995

PASSED JAN 23 1995


MAYOR


CLERK

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THIS IS SCHEDULE "A"
BYLAW NO. ^{to} 11-25

ALL AND SINGULAR that certain parcel of land and premises situate and lying and being in the City of Brantford in the County of Brant, being composed of a westerly part of Lot 11 and a southwesterly part of Lot 12, both being east of Albion Street in the said City, containing by admeasurement forty-two hundred and thirty-one (4231) square feet, more or less; and, premising the bearing of Albion Street to be North 32 degrees 35 minutes West, the parcel is more particularly described as follows:

COMMENCING at a point, the most southerly angle of said Lot 11, and being the intersection of Albion and Palace Streets;

THENCE along Palace Street, North 57 degrees 35 minutes East, 36 feet 2 inches more or less, to a point on a line which is the production southeasterly of the centre line of the party wall in the double brick house known as Nos. 34 and 36 Palace Street now standing on said parts of Lots 11 and 12;

THENCE northwesterly along said production of the centre line, North 32 degrees 25 minutes West, 23 feet 11 inches and further along said centre line North 32 degrees 25 minutes West 31 feet 10 inches;

THENCE at right angles to the right, and still along the centre line of said party wall, North 57 degrees 35 minutes East, 5 feet 11 inches;

THENCE at right angles to the left, and still along the centre line of said party wall, North 32 degrees 25 minutes West, 24 feet 8 inches to the end of said party wall, and further in the production northwesterly of said centre line; North 32 degrees 25 minutes West, 28 feet;

THENCE South 57 degrees 35 minutes West, 42 feet 1/2 inch to Albion Street;

THENCE along Albion Street, South 32 degrees 35 minutes East, 108 feet 5 inches more or less to the point of commencement.

ALL AS shown outlined in Red on the plan attached to instrument No. 96977.

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THIS IS SCHEDULE "B" TO BYLAW NO. 11-95

**STATEMENT OF THE REASONS FOR
THE
DESIGNATION OF 34 PALACE STREET, BRANTFORD**

The property municipally known as 34 Palace Street is located on the northeast corner of Palace Street and Albion Street. The two-storey brick dwelling of Italianate design was originally built as a single family home and later converted to contain two dwelling units, one being 34 Palace Street and the other unit is municipally known as 36 Palace Street. Each unit is under separate ownership.

The exterior wall material is a buff coloured brick laid in a stretcher bond pattern. The brickwork near the roof line forms a pattern of rectangles between decorative brackets. Recessed bricks form rectangles and two rows of bricks protrude from the building to form a border beneath the rectangles. This pattern of rectangles is also repeated below the windows on the front facade and side left facade.

Generally the windows on the dwelling are double hung units. The majority have a one over one glazing pattern. Most of the windows have rounded arch heads with blind transoms and brick voussoirs with keystones. On the front facade and side left facade, the windows have green shutters which fit the window openings.

The building intends on side left of the front facade where the main entrance is located. A small open porch contains rounded arch french doors with rectangular and circular mouldings. The wooden french doors with ceramic door handle are original to the building. The rounded arch opening has brick voussoirs with a keystone.

There are two original double chimneys protruding beyond the roof with corbelling at the top. The trim at the roof line adds further decorative features to the building. The ornate brackets with pendants have a pattern of recessed bricks that form rectangles between each bracket and below, two rows of protruding bricks form a border.

The dwelling was built Circa 1870 and has a historical link to the Nelles family. The Nelles family were United Empire Loyalists and members of the family included an admiral of the fleet, an army brigadier-general, a Member of Legislature and an archdeacon of the Anglican Church. It is Archdeacon Abram Nelles and his family that came to live in Brantford.

Rev. Abram Nelles was born in 1805 in Grimsby, the son of Robert Nelles, a United Empire Loyalist and a pioneer of Grand River Ontario. It was also H. W. Nelles, another member of the family, that was the first settler of Grimsby in 1780. Abram Nelles was educated in Grimsby and later received his Degree in Holy Orders from King's College, York and eventually became archdeacon of the Anglican Church of Canada. At the age of 23 he was put in charge of the Six Nations Indians. Rev. Nelles became a missionary to the Indians on the Reserve, outside Brantford, in 1828. He was a dedicated missionary and spent his whole ministry in the service of the Six Nations. Also during this time, 1837-1872, he was principal of the Mohawk Institute in Brantford. When he retired in 1879, he had completed fifty years of service to the Six Nations Indians.

Once he retired, Rev. Nelles resided at 34 Palace Street until his death in 1884. Rev. Nelles and several members of his family are buried at Her Majesty's Chapel of the Mohawks.